

Upgrades & Features

UPDATES SINCE PURCHASE:

- New whole home generator (12/2024)
- Installed new outdoor landscape lights, added privacy shrubs along the driveway and back fence, new border boxes around the magnolias in the front yard & refreshed courtyard trellises
- Restored Mosquito Mist System w/ new drum and all emitters
- Added a mini split heating and cooling system (8/2024) and a fridge outlet in the garage
- Installed a French drainage system in the backyard
- Installed a drip irrigation in the courtyard and beside the pool
- Installed Rain gutters
- Upgraded electrical system with GFCI's
- Added Bali Blinds in secondary bedroom and on all doors in the main living area and pottery barn curtains in study/home office (currently a piano room)
- Painted the primary bedroom
- Refinished front door and patio doors
- Added a whole house surge protector
- New pool sweep
- Insulated the garage doors
- Installed a new beverage fridge in butler's pantry

FEATURES:

- Luxurious 3-4 bedroom, 3 bath estate perfectly positioned on over a sprawling half-acre lot, delivering an exceptional lifestyle of comfort and sophistication.
- Lush picturesque landscaping gracefully envelopes the entire home, creating a refined and picturesque setting.
- Spacious double-wide driveway with additional parking, offers ample room for guests and everyday convenience.
- Impressive 4-car garage showcases epoxy flooring, combining functionality with a clean, high-end look. (mini-split added to create additional heated and cooled area!)
- A striking brick and stucco façade exudes classic elegance.
- A stately iron and glass double door entry is framed by brick and wood columns.
- The formal entry, illuminated by an exquisite lighting, sets an elegant and luxurious tone that carries beautifully throughout the home.
- An open-concept design where the living room, dining area, and kitchen flow effortlessly together, creating a seamless space perfect for both everyday living and entertaining. Wooden beams add warmth and character to the soaring 14 ft ceilings, beautifully accented by striking chandeliers that illuminate each area with style and sophistication.



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- The living room features a striking floor-to-ceiling fireplace and a wall of windows that frame serene views of the poolside paradise.
- A private home office/study is tucked just off the living room, offering versatility to suit your needs - currently showcased as an elegant piano room. Features include a soaring ceiling accented by a stunning chandelier and rich coffered walls.
- The open and spacious dining room offers an elegant setting ideal for both everyday meals and special gatherings.
- Incredible culinary kitchen showcases top-of-the-line appliances and striking design elements that harmoniously complement one another. A butler pantry features a new built-in beverage fridge and abundant storage, offering both convenience and organization.
- Just off the kitchen and dining area, a private courtyard with privacy hedges and pergola invites outdoor relaxation and entertainment.
- Owner's retreat features a cathedral ceiling w/ wood detail, complemented by an exquisite chandelier and enjoys tranquil outdoor views of the pool and backyard.
- The owner's spa-inspired ensuite bath is beautifully appointed, featuring a dual-entry shower with a rain showerhead, a freestanding deep soaking tub for ultimate relaxation, and dual vanities offering ample storage and refined finishes. Another standout feature is the dreamy walk-in closet, accessible both from the ensuite bath and a convenient second entry from the hall.
- The laundry room is appointed with custom cabinetry, a spacious storage closet, and a convenient built-in desk.
- Two secondary bedrooms and a sitting room (or 4th bedroom) are located down a private hall.
- Bedroom #2 shares access to the hall bath.
- A versatile sitting room offers endless possibilities and can easily transform into a 4th bedroom, game room, home gym, library, or any space to suit your lifestyle.
- Bedroom #3 is a second primary suite complete with a walk-in closet and an ensuite bath.
- Step into an incredible outdoor oasis, complete with a sparkling pool adorned with a graceful water fountain and elegant statues reminiscent of a refined European garden. Elevated from street for extra privacy.
- The expanded covered patio provides a seamless outdoor living experience, featuring a comfortable lounge area, an elegant dining space, and a cozy firepit area perfect for evening gatherings.
- The Gemline water conditioner in the garage not only softens the water but also provides whole-home water filtration.
- Mosquito misting system that covers the courtyard and the entire back yard.
- Whole-home generator ensures uninterrupted power, keeping your home safe, comfortable, and fully functional during any outage.



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EXCLUSIONS:

- Large mirror in the primary suite closet
- Washer and dryer in the laundry room
- Refrigerator in garage
- Some TV's – To Be Determined
- Statues in the courtyard
- Sago Palms planted by the front door and the pool. (They belonged to the seller's deceased father and were moved there last year from his home.)
- Chandeliers in the primary bathroom, primary closet and bedroom #3 are present in the photos but have already been removed
- The wine fridge pictured in the butler's pantry has been removed and has been replaced with a NEW beverage fridge.



Sarah Conway Properties Team